

EXHIBIT “B”

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Inst #: 20170531-0003711

Fees: \$20.00

N/C Fee: \$0.00

05/31/2017 03:44:02 PM

Receipt #: 3099183

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CLARK COUNTY RECORDER

RECORDING COVER PAGE

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APN# 125-16-416-030

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Lis Pendens

Document Title on cover page must appear EXACTLY as the first page of the document
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RECORDING REQUESTED BY:

Citimortgage Inc.

RETURN TO: Name Akerman, LLP

Address 1160 Town Center Drive, Suite 330

City/State/Zip Las Vegas, Nevada 89144

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

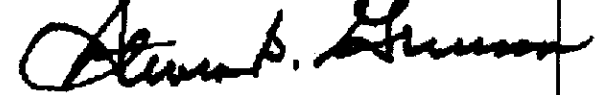
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Attorneys for Citimortgage, Inc.

DISTRICT COURT
CLARK COUNTY, NEVADA

PREMIER ONE HOLDINGS, INC., a Nevada
Corporation,

Plaintiff,

vs.

HAMERA CORPORATION, an Unknown
Entity; E*TRADE BANK, an Unknown Entity;
CITIMORTGAGE, INC., a New York
Corporation; ELKHORN COMMUNITY
ASSOCIATION, a Nevada Non-Profit
Corporation; CITY OF LAS VEGAS, a
Government Entity; ATC ASSESSMENT
COLLECTION GROUP, a California Limited
Liability Company; DOES I-X INDIVIDUALS;
and DOE ENTITIES XI-XX,

Defendants,

CITIMORTGAGE, INC.

Counterclaimant,

vs.

PREMIER ONE HOLDINGS, INC.

Counter-defendant.

Case No.: A-13-675910-C
Dept.: XXX

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting the
title to, or possession of certain real property described herein, was commenced on the 30th day of

{41865143;1}

AKERMAN LLP

1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 – FAX: (702) 380-8572

January, 2013 in the above named court. The property is situated in Clark County, Nevada, and is commonly known as 7313 Hospitality Place, Las Vegas, Nevada 89131, and legally described as follows:

Parcel One (1):

Lot 12 in Block 4 of Elkhorn Springs – Parcel 4B, as shown by map thereof on file in Book 73 of Plats, Page 28 in the Office of the County Recorder of Clark County, Nevada.

Reserving therefrom a non-exclusive easement for use and enjoyment in and to the Association Property as set forth in the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for ELKHORN, recorded March 22, 1995 in Book 950322 and Document No. 00346, as the same may from time to time be amended and/or supplemented, all in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for use and enjoyment in and to the Association Property, which easement is appurtenant to Parcel One (1).

and more particularly identified in the official records of the Clark County Recorder as APN:

125-16-416-030.

DATED this 30th day of May, 2017.

AKERMAN LLP

/s/ Tenesa S. Scaturro,
ARIEL E. STERN, ESQ.
Nevada Bar No. 8276
TENESA S. SCATURRO, ESQ.
Nevada Bar No. 12488
1160 Town Center Drive, Suite 330
Las Vegas, Nevada 89144
Attorneys for CitiMortgage, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 2017 and pursuant to NRCP 5(b), I served via the Clark County electronic filing system a true and correct copy of the foregoing NOTICE OF LIS PENDENS, addressed to:

Premier One

Candy

ccarducci@grelv.com

/s/ Doug J. Layne

An employee of AKERMAN LLP

AKERMAN LLP

1160 TOWN CENTER DRIVE, SUITE 330
LAS VEGAS, NEVADA 89144
TEL.: (702) 634-5000 - FAX: (702) 380-8572

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DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

Anna L. Lanning
CLERK OF THE COURT

MAY 31 2017